

Message Text

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ACTION FBO-08

INFO OCT-01 EA-07 ISO-00 A-01 /017 W

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P 240702Z SEP 74

FM AMEMBASSY CANBERRA

TO SECSTATE WASHDC PRIORITY 4137

UNCLAS CANBERRA 6258

FOR: A/FBO

E.O. 11652: N/A

TAGS: ABLD, AFSP, AS

SUBJ: BUILDINGS: MODIFICATION TO PROPERTIES 03307

AND 01307

REF: DEPT'S OM OF SEPTEMBER 6.

THERE FOLLOWS BACKGROUND AND RESUMES REQUESTED IN
REFERENCES:

1. A&E SURVEYS:

A. CANBERRA'S OMS OF DECEMBER 21 (MODIFICATION TO
PROPERTY 01307) AND DECEMBER 24 (MODIFICATION TO
PROPERTY 03307) BASED RENOVATIONS COSTS ON PRELIMINARY
ESTIMATES FURNISHED BY LOCAL CONTRACTORS IN RESPONSE
TO BROAD OUTLINES FURNISHED BY EMBASSY. THE FIGURES
FURNISHED WERE TO BE USED AS A BASE FOR FUNDING OF
FULL A&E SURVEYS. CANBERRA THEREUPON REQUESTED US\$1,440
TO COVER A&E SURVEY FOR THE ANNEX (PROPERTY 03307)
AND US\$3200 TO COVER A&E SURVEY FOR CHANCERY (PROPERTY
01307). LATTER FUNDS WERE PROVIDED BY DEPARTMENT'S
024550. THE FOREGOING A&E SURVEY ESTIMATES WERE PRICED ON
THEN EXISTING ARCHITECTURAL RATE OF EIGHT PERCENT, REPEAT
EIGHT PERCENT. NO CONTRACT, OF COURSE, COULD BE EFFECTED
UNTIL FUNDS HAD BEEN ALLOCATED.

B. IN ITS OM OF 5/22/74, CANBERRA EXPLAINED BOTH THE
INCREASE FROM EIGHT PERCENT TO 12 PERCENT IN FEES
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(EFFECTIVE FROM JANUARY 11, 1974) AS WELL AS ADDITIONAL

COSTING CAUSED BY THIS CONTINENT'S CURRENT INFLATIONARY PATTERN (FOURTH HIGHEST IN WORLD ACCORDING OECD). THE QUANTITY SURVEYORS' ESTIMATE ATTACHED TO CANBERRA'S OM OF MAY 22, CITED A THEN ESTIMATED RENOVATION COST OF A\$19,000 (AS OF MAY 24 - SIC) RATHER THAN THE ORIGINAL CONTRACTOR PRELIMINARY ESTIMATE AS OF DECEMBER 14, OF A\$11,988.

C. AN OPEN END CONTRACT WAS SIGNED WITH MOIR ARCHITECTS ESTABLISHING THEIR COMPREHENSIVE FEES AT TWELVE PERCENT. THESE FUNDS INCLUDE IN ADDITION TO DETAILED SPECIFICATIONS AND DRAWINGS (1) RESEARCHING OF QUALITY AND ABLE FIRMS TO INCLUDE IN OFFICIAL "INVITATIONS", (2) LIAISON WITH AND INSTRUCTION TO ALL PROSPECTIVE TENDERERS; (3) LIAISON WITH GOVERNMENT ENTITIES RELATIVE TO THEIR SANCTIONING OF ALL PERTINENT ASPECTS OF PROPOSED WORKS IDENTIFIED WITH INDIVIDUAL CODES; (4) OVERSEEING OF ALL CONTRACTOR WORK TO ASSURE CONTRACTOR CONFORMANCE WITH SPECIFICATIONS AS THEY PERTAIN TO QUALITY, QUANTITY AND NUMBERS; AND (5) ASSURING COMPLETION OF PERTINENT INSPECTIONS PERTAINING TO INDIVIDUAL BUILDING CODES.

2. A&E SPECIFICATIONS - PROPERTY 03307:

A. BASED ON THE FOREGOING OPEN END CONTRACT, POST OBLIGATED FUNDS THROUGH PURCHASE ORDER FOR A\$2,280 (12 PERCENT OF QUANTITY SURVEYOR ESTIMATE). THE COMPREHENSIVE A&E SURVEY (INCLUDING WORKING DRAWINGS) WAS THEN SUBMITTED TO THE DEPARTMENT FOR ITS REVIEW AND DECISION. MOIR ARCHITECTS ARE COMMITTED TO A COMPLETE FOLLOW-THROUGH ON THIS PROJECT AS DESCRIBED IN 1-C ABOVE. FINAL FEE CHARGE WILL BE BASED ON OVERALL CONTRACTOR AWARDS.

3. A&E SPECIFICATIONS - PROPERTY 01307:

A. AS NO DIRECTION OR INCREASE IN FUNDING WAS FORTHCOMING FROM THE DEPARTMENT, IN REPLY TO POST'S QUERY CONTAINED IN PARAGRAPH 2 OF ITS OM OF MAY 22 CANBERRA NEGOTIATED WITH MOIR ARCHITECTS TO COVER ONLY A SURFACE, PRELIMINARY SURVEY RELATIVE TO CHANCERY. A PURCHASE ORDER IN THE AMOUNT OF A\$691 WAS THEN PREPARED WHICH UTILIZED THE FUNDS REMAINING UNDER STATE'S 024550.

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RM COMPREHENSIVENESS OF PRESENTATIONS:

A. PROPERTY 03307 - EMBASSY CONSIDERS THIS SURVEY ADEQUATE IN ITS PRESENT FORM TO ACCOMPLISH THE MINOR WORK INVOLVED. HOWEVER, MOIR HAVE BEEN CONTACTED AND A SUPPLEMENTARY SUBMISSION WILL BE FORTHCOMING INCORPORATING SUB-PARAGRAPHS "A" THROUGH "D" OF DEPT'S OM OF 9/6/74.

B. PROPERTY 01307 - THE POST IS DISAPPOINTED IN HAVING

THESE RENOVATIONS COMBINED WITH THOSE OF PROPERTY 03307. EXTENSIVE EFFORT WAS EXPENDED IN RESEARCHING MEANS OF ACCOMPLISHING ALL RENOVATIONS WITH MINIMUM OF STAFF DISPLACEMENT AND WORK DISLOCATIONS. ADDITION OF ADMIN ANNEX AT AN EARLY DATE, AS REQUESTED, WOULD AFFORD TIMELY RELEASE IN ORDERLY MANNER OF MUCH NEEDED CHANCERY SPACE.

C. ARCHITECTS WILL NOT BE BOUND BY FIXED COST COVERING THE SCOPE OF CONSTRUCTION WE ENVISAGE, DUE TO SPIRALLING CONTRACTOR CONSTRUCTION COSTS. SOME CONSTRUCTIONS PROJECTS IN GREATER CANBERRA HAVE BEEN DELAYED UP TO A YEAR PENDING RECEIPT OF PARTS AND MATERIALS. ARCHITECTS STAND FIRM ON A SET FEE OF 12 PERCENT OF FINAL CONTRACTOR AWARDS UP TO A\$50,000 AND 10 PERCENT OF FINAL CONTRACTOR AWARDS IN EXCESS OF A\$50,000 COVERING CONTRACTS OF THIS VALUE.

D. POST WILL FORWARD UNDER SEPARATE COVER AN ESTIMATE OF ADDITIONAL FUNDING REQUIRED TO COMPLY WITH THE DEPARTMENT'S REQUEST CONTAINED PARA 4-A ABOVE RELATIVE TO PROPERTY 01307.

E. FOR THE DEPARTMENT'S INFORMATION, PROPERTY 03307 IS BEING VACATED AS OF OCTOBER 8 - AND WILL BE READY FOR NEEDED RENOVATIONS ANYTIME AFTER THAT DATE.
GREEN

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